Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/68 JANEFIELD DRIVE BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$415,000	&	$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,000	Property type	Unit	Suburb	Bundoora
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

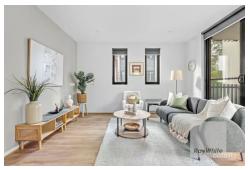
Address of comparable property	Price	Date of sale
3/23 PRINCETON TERRACE BUNDOORA VIC 3083	$440,000	23-Aug-25
1 FLYNN CLOSE BUNDOORA VIC 3083	$423,000	05-May-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 October 2025

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3/23 PRINCETON TERRACE BUNDOORA VIC 3083

2 1 1

Sold Price RS **$440,000** Sold Date **23-Aug-25**

Distance **0km**



1 FLYNN CLOSE BUNDOORA VIC 3083

2 1 -

Sold Price RS **$423,000** Sold Date **05-May-25**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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